

6 July 2022

Mr Elvis Onyura
ASX Compliance
20 Bridge Street, Sydney

Dear Elvis

Appendix 3Y – Change of Directors Interest Notice

Attached is an Appendix 3Y for Mr Steven Sewell, containing detail in respect of the issue of historical Security Acquisition Rights representing the deferred component of long term incentives delivered in the form of annual grants of Security Acquisition Rights (SARs).

Mr Sewell's long term incentive award is now under the revised executive remuneration framework as outlined in the 2021 AGM Notice of Meeting and SARs are no longer issued.

While Mr Sewell has provided all required notifications in relation to changes in securities, due to an administrative oversight we regret that the information relating to the grant of historical SARs was not disclosed in previous Appendix 3Ys. Abacus Property Group (ASX:ABP) confirms that it has comprehensive arrangements in place under Listing Rule 3.19B to ensure it is meeting its disclosure obligations under Listing Rule 3.19A.

This error was identified internally by ABP and steps have been taken to strengthen internal processes. Further, ABP can confirm that there will be no new issues of SARs under the program.

The attached Appendix 3Y confirms Mr Sewell's current interests in ABP.

Yours sincerely

A handwritten signature in black ink, appearing to read "Rebecca Pierro".

Rebecca Pierro
Company Secretary

Appendix 3Y

Change of Director's Interest Notice

Information or documents not available now must be given to ASX as soon as available. Information and documents given to ASX become ASX's property and may be made public.

Introduced 30/09/01 Amended 01/01/11

Name of entity: ABACUS PROPERTY GROUP (consisting of Abacus Trust (AT), Abacus Group Holdings Limited (AGHL), Abacus Income Trust (AIT), Abacus Group Projects Limited (AGPL), Abacus Storage Property Trust (ASPT) and Abacus Storage Operations Limited (ASOL))
ABN: AT – 27 921 263 285, AGHL – 31 080 604 619, AIT – 56 105 262 573, AGPL – 11 104 066 104, ASPT – 99 834 531 714, ASOL – 37 112 457 075

We (the entity) give ASX the following information under listing rule 3.19A.2 and as agent for the director for the purposes of section 205G of the Corporations Act.

Name of Director	STEVEN SEWELL
Date of last notice	1 APRIL 2022

Part 1 - Change of director's relevant interests in securities

In the case of a trust, this includes interests in the trust made available by the responsible entity of the trust

Note: In the case of a company, interests which come within paragraph (i) of the definition of "notifiable interest of a director" should be disclosed in this part.

Direct or indirect interest	Direct interest – see below Indirect interest – no change
Nature of indirect interest (including registered holder) Note: Provide details of the circumstances giving rise to the relevant interest.	Mr S Sewell ATF S.M Sewell Mr S Sewell ATF R.J Sewell Mr S Sewell ATF D.M Sewell
Date of change	30 JUNE 2022
No. of securities held prior to change	Direct Interests <ul style="list-style-type: none"> • 348,485 ordinary stapled securities • 450,418 Security Acquisition Rights under the Abacus Equity Incentive Plan Indirect interests <ul style="list-style-type: none"> • 18,032 ordinary stapled securities held through Mr S Sewell ATF S.M Sewell • 18,032 held through Mr S Sewell ATF R.J Sewell • 18,023 held through Mr S Sewell ATF D.M Sewell
Class	LTI Rights
Number acquired	367,648

+ See chapter 19 for defined terms.

Appendix 3Y Change of Director's Interest Notice

Number disposed	NIL
Value/Consideration Note: If consideration is non-cash, provide details and estimated valuation	NIL
No. of securities held after change	<p>Direct Interests</p> <ul style="list-style-type: none"> • 348,485 ordinary stapled securities • 450,418 Security Acquisition Rights under the Abacus Equity Incentive Plan • 367,648 LTI Rights granted under the terms of the Abacus Equity Incentive Plan <p>Indirect interests</p> <ul style="list-style-type: none"> • 18,032 ordinary stapled securities held through Mr S Sewell ATF S.M Sewell • 18,032 held through Mr S Sewell ATF R.J Sewell • 18,023 held through Mr S Sewell ATF D.M Sewell
Nature of change Example: on-market trade, off-market trade, exercise of options, issue of securities under dividend reinvestment plan, participation in buy-back	Issue of LTI Rights on the terms disclosed in the Explanatory Notes of the 2021 Notice of AGM approved by shareholders on 17 November 2021

Part 2 – Change of director's interests in contracts

Note: In the case of a company, interests which come within paragraph (ii) of the definition of "notifiable interest of a director" should be disclosed in this part.

Detail of contract	
Nature of interest	
Name of registered holder (if issued securities)	
Date of change	
No. and class of securities to which interest related prior to change Note: Details are only required for a contract in relation to which the interest has changed	
Interest acquired	
Interest disposed	

+ See chapter 19 for defined terms.

Appendix 3Y
Change of Director's Interest Notice

Value/Consideration Note: If consideration is non-cash, provide details and an estimated valuation	
Interest after change	

Part 3 – +Closed period

Were the interests in the securities or contracts detailed above traded during a +closed period where prior written clearance was required?	No
If so, was prior written clearance provided to allow the trade to proceed during this period?	N/A
If prior written clearance was provided, on what date was this provided?	N/A

+ See chapter 19 for defined terms.